

MEETING MINUTES  
June Lake Citizens Advisory Committee

March 3, 2009  
June Lake Community Center

Members Present: Rob Morgan, Ron Black, Jerry Allendorf, Rob Morgan, Dan Roberts.  
Mono County Planning Staff: Larry Johnston.

1. The Meeting was called to order at 7:09pm by chair Jerry Allendorf
2. Public Comment:
  - Ann Tozer stated that her husband works as a local assistant engineer for CalTrans, and a source of information. Swall Meadows is getting federal stimulus money for roads, our roads are in worse shape. Can funds be obtained to improve our roads?
  - Vikki Bauer, District 3 Supervisor, pointed out that most roads in June Lake are private roads, and further that projects must already be in final planning stages to qualify for stimulus money. Vikki also indicated that at the Board of Supervisors meeting earlier today, Supervisor Bill Reid was seeking funding for a visitor center in Bridgeport. Vikki asked to be included in the request, to establish or improve visitor facilities in June Lake (e.g. the Kiosk at the June Lake Junction). A consensus indicated that the Chamber of Commerce should be involved in this issue. Vikki encouraged the CAC to keep monitoring progress and updates for the June Lake Community Needs “wish list” recently developed and prioritized by the CAC, and to keep this list of needs current.
3. Approval of Minutes of the February 3, 2009 meeting: moved by Ron Black, seconded by Rob Morgan: vote unanimous.
4. ESTA: John Helm, executive director, presented an overview of the changes and new routes being instituted:
  - Crest Route has been extended and enhanced to provide service on the North Route from Lone Pine to Reno, and on the South route from Mammoth to Lancaster, meeting with the Greyhound and Metrolink.
  - Branding and recognition will be improved by the new graphic design that will be carried on the vehicles.
  - The “395 demonstration project” is being developed with better coordination and more frequency. The goal is to obtain grant funding to provide two-hour frequency from June Lake Junction to Big Pine.
  - Partnerships with other transportation agencies, such as USFS and MMSA are being promoted. ESTA will be operating the Red's Meadow shuttle, leasing the MMSA busses. ESTA will collect the fares to support the route.
  - Vanpool vans for employees is a new program that will be run to identify interest. Vehicles will be delivered in March and put into service in April. This program will supplement existing services, not replace them. The vans will be provided to employees' pool groups for their use, and the group will pay for fuel. ESTA will provide maintenance.
5. Trails Plan (Jerry Allendorf):
  - The first phase of the Trails Committee's plan was adopted by the Board of Supervisors, now it should be time for implementation. Carl Williams indicated that District Ranger Mike Schlaffman included the June Lake Trail package to be considered for stimulus funding. Vikki Bauer asked about County contributions for sections on County land (the

Gull Lake Park and Leonard Avenue areas).

6. Developer fees:

- Rob Morgan feels that housing mitigation should be suspended. Developer Impact fees not needed to have this attention. Vikki offered to have the item included in the Housing Authority agenda.
- Larry Johnston indicated that the next available Housing Authority meeting would most likely be in May. He is preparing a presentation regarding fees recently collected. Only about \$3K has been collected this year, from SFR (“trophy home”) fees. The Resco project in Antelope Valley is the only significant return with about \$217K.
- Rob believes that Intrawest, for example, will probably not develop with the current fee structure. He raised the example of Alturas, where units were built but not occupied. Vikki stated that we still need to plan for affordable housing and that it would be a mistake to drop the program completely. Rob says the County has destroyed all future development in Mono County by imposing penalties for building a large house. Larry responded that it is not a penalty, and that fees can be waived if a caretaker unit is built in conjunction. A recent project approved by the Planning Commission included a recommendation to the Board that the Affordable Housing Ordinance requirements be softened.
- Vikki stated that we need to keep trying to find middle ground. Larry said that perhaps Development Impact Fees should also be looked at, and/or indexing to economic factors could be a good idea. Vikki felt that there may be other ways to help incentivize development. She believes that ideas should come from the CAC.
- Ron Black believes that if some growth can be maintained, property taxes will exceed initial fees, which are now too high. At least a temporary reduction of fees may be in order.
- Consensus was to further discuss and brainstorm ideas.

7. Informational Items (Larry Johnston):

- Rodeo Grounds-- there are 'rumblings' that more details may be soon provided by Intrawest. Lawyers have contacted Community Development regarding affordable housing. Perhaps by the end of March more details will be forthcoming. The Money for the Environmental work is already in the County's hands.
- The Gull Lake Drive project has been put on hold, presumably due to funding difficulties.
- There will be a presentation on housing stats to the Housing Authority on March 10.
- Reappointment of the CAC members whose terms have expired was confirmed by the Board of Supervisors.

8. Agenda Items for Next Meeting: 1) further discussion of developer fees, and 2) the USFS has asked for an agenda item concerning the proposed wind turbine test site near Sagehen peak.

9. The next meeting will be held on April 7 2009 at 7:00pm.

10. The meeting was adjourned at 8:35pm.